

**City of Greensboro Planning Department
Zoning Staff Report
April 12, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: J
Location: 3806-3808 Yanceyville Street (8.891 acres)

Applicant: Scott Teeters and Jim Routh
Owner: Beck Street Properties, LLC

From: RS-12
To: CD-RM-18

Conditions: 1) Uses limited to a maximum of 31 single family detached lots and a maximum of 12 townhouse units.

SITE INFORMATION	
Existing Land Use	Single Family Dwelling
Acreage	8.891
Physical Characteristics	<i>Topography:</i> Generally Flat <i>Vegetation:</i> Wooded <i>Other:</i> n/a
Overlay Districts	n/a
Historic District/Resources	n/a
Generalized Future Land Use	Low Residential 3-5 d.u./acre
Other	n/a

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family/Undeveloped	RS-12
<i>South</i>	Shepherd House Assisted Living, Single Family Dwelling	RM-12
<i>East</i>	Undeveloped	RS-12
<i>West</i>	Single Family Dwellings (3)	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
D532	1985	The back portion of the subject property was part of a 34 acre tract that was proposed for Conditional Use - Res 120. The conditions included limiting the use to townhomes designed for sale at a maximum 8 units per acre. This request was denied by the Zoning Commission on October 14, 1985.
	1992	This property was part of an extended area that was zoned Res 120S under the previous ordinance and was converted to RS-12 at the time of city-wide remapping to implement the UDO.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Condition for use and density limitations.

TRANSPORTATION	
Street Classification	Yanceyville Street - Major Thoroughfare
Site Access	Maximum of one via Yanceyville Street
Traffic Counts	Yanceyville Street ADT = 7,455
Trip Generation	N/A
Sidewalks	Will be required per Development Ordinance.
Transit	No
Traffic Impact Study	N/A
Other	

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, drains to North Buffalo Creek
Floodplains	Non-FEMA
Streams	Perennial stream at rear of property, requires 50' buffer with limited uses
Other	Section 30-6-13.7 (Drainage) of the Development Ordinance would require that the area abutting the drainage feature in the northeast corner of the site be dedicated to the City of Greensboro and the public for Drainageway and Open Space. The minimum average width shall be sixty (60) feet with proper access to a public street.

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Parks, Open Space, and Natural Resources Goal: Protect and restore Greensboro's irreplaceable scenic and natural resources: its system of parks and greenways, urban and woodland tree canopy, stream corridors and wetlands, and air and water quality.

POLICY 5A: Establish an expanded network of parks and greenways.

POLICY 5A.1: Expand the city parks and greenways system by improving the Open Space and Greenways Plan and building on the Drainageway and Open Space Map to identify conservation areas, improve connectivity of existing corridors, and establish a downtown park.

POLICY 5A.4: Require land dedication along designated streams at the time of development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans:

Other Plans:

STAFF COMMENTS

Planning: A 7.3 acre parcel to the northeast of the subject property was rezoned to RS-7 in 2003. That item was approved by the Zoning Commission; the case was appealed and City Council approved the rezoning on August 19, 2003.

The multifamily zoning adjacent to the south side of the subject property was approved by City Council in May 1962.

The Shepherd House Assisted Living Facility and The Regents Apartments which consist of 56 units are adjacent and nearby uses located to the south and southeast, respectively.

This site is designated as Low Residential on the Connections 2025 Generalized Future Land Use Map and the proposed development, consisting of a maximum of 31 single family and 12 townhomes, meets the guidelines of the Low Residential classification. As proposed the site will develop to a maximum density of 4.8 dwelling units per acre. This mix of housing types is also supported by Plan Housing policies 6A.2 and 6C

An illustrative sketch plan submitted with the application shows a stub street connecting to the property to the east and a cul-de-sac extending towards the property to the north. It appears that the property to the north does not have access to a public street and therefore a stub street to the undeveloped property to the north is encouraged.

The illustrative sketch plan indicates that the existing one-story frame dwelling currently on the property would be retained and incorporated into the development. The townhouses are proposed to be located at the southeast corner of the site.

There is a stream that crosses the northeast corner of the property. This stream is designated on the City's Drainageway & Open Space map which requires the area abutting the drainage feature to be dedicated to the City of Greensboro and the public for Drainageway and Open Space. The minimum average width shall be sixty (60) feet with proper access to a public street. This dedication is supported by Plan Open Space policies 5A, 5A.1 and 5A.4.

This request is consistent with the Generalized Future Land Use Map and with Connections 2025 objectives to promote compact, urban development and provide for mixed income neighborhoods and affordable housing opportunities.

GDOT: A proposed public stub street from Yanceyville Street to the eastern property line will be required with the subdivision of this property to provide for future connectivity to Dobson Road (via the RS-7 development currently under construction to the northeast of this property), and potentially to Morgan Smith Drive and Glenside Drive. Consideration should also be given to providing a stub street to the northern property line of this development to provide for future development of adjoining property in this area.

Water Resources: Prior to construction any wetlands on site must be identified and proposed disturbance, if any, permitted through the NC Division of Water Quality and US Army Corps of Engineers. The required dedication and buffer along the perennial stream will be enforced through the site plan approval.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.